017.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,200 / 757,200
					USE VALUE:	757,200 / 757,200
					ASSESSED:	757,200 / 757,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROUCH JAMES B --ETALA R
Owner 2:	CROUCH LILLIAN CRAVOTTA
Owner 3:	
Street 1:	103 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,050 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6050.000	276,000		481,200	757,200
Total Card	0.139	276,000		481,200	757,200
Total Parcel	0.139	276,000		481,200	757,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.17 | /Parcel: 434.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12159

GIS Ref

GIS Ref

Insp Date 02/03/09

!1463!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 017.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,100	0	6,050.	481,200	757,300	757,300	Year End Roll	12/18/2019
2019	101	FV	222,400	0	6,050.	511,300	733,700	733,700	Year End Roll	1/3/2019
2018	101	FV	222,400	0	6,050.	372,900	595,300	595,300	Year End Roll	12/20/2017
2017	101	FV	222,400	0	6,050.	324,800	547,200	547,200	Year End Roll	1/3/2017
2016	101	FV	222,400	0	6,050.	276,700	499,100	499,100	Year End	1/4/2016
2015	101	FV	209,300	0	6,050.	270,700	480,000	480,000	Year End Roll	12/11/2014
2014	101	FV	209,300	0	6,050.	222,600	431,900	431,900	Year End Roll	12/16/2013
2013	101	FV	209,300	0	6,050.	211,700	421,000	421,000		12/13/2012

PRINT

Date	Time
12/10/20	17:03:10

LAST REV

Date	Time
08/15/18	08:53:18

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1463

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19168-307		7/1/1988		187,000	No	No		Y

USER DEFINED

Prior Id # 1:	12159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2018	1044	Siding	20,000	C				
9/12/2002	752	Re-Roof	4,995	C				
3/17/1994	64	Addition	25,000					14X16 2 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2009	Meas/Inspect	189	PATRIOT
10/27/1999	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6050		Sq. Ft.	Site		0	80.	0.99	1									481,202						481,200	

Total AC/HA: 0.13889 | Total SF/SM: 6050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 481,202 | Spl Credit | Total: 481,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	141.175
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339115
Depreciation:	63075
Depreciated Total:	276040

COMMENTS

SCUTTLE HOLE OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1994
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

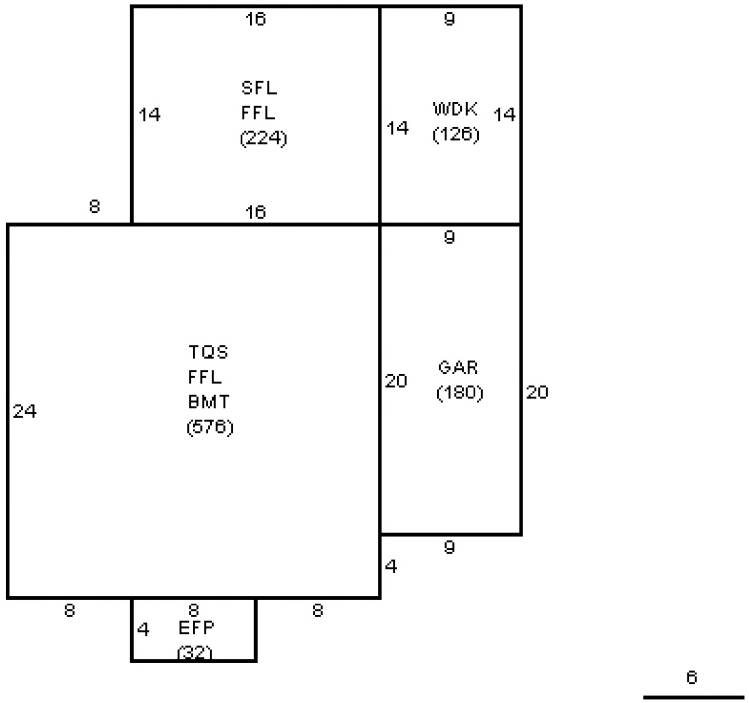
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.17
Special Features:	0	Val/Su Net:	116.46
Final Total:	276000	Val/Su SzAd	189.56

SKETCH



SUB AREA

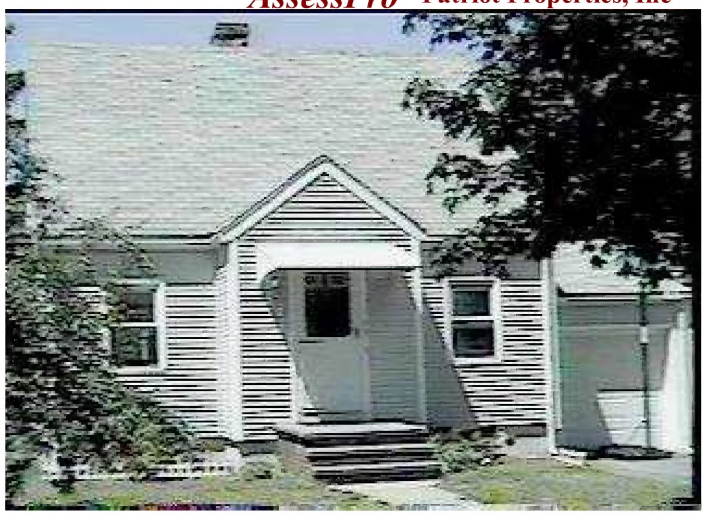
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	141.170	112,940
BMT	Basement	576	56.120	32,323
TQS	3/4 Story	432	141.170	60,987
SFL	Second Floor	224	141.170	31,623
GAR	Garage	180	28.770	5,179
WDK	Deck	126	13.880	1,749
EFP	Enclos Porch	32	72.310	2,314
	Net Sketched Area:	2,370	Total:	247,115
Size Ad	1456	Gross Are	2514	FinArea 1744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

017.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	